

Minutes of the Land Use, Parks and Environment Committee - January 4, 2005

The meeting was called to order at 8:52 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein, Bill Kramer, Daniel Pavelko (arrived 8:55 a.m.), Vera Stroud (arrived 8:55 a.m.)

Staff Present: Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

Also Present: Parks System Mgr. Jim Kavemeier, Planning & Zoning Mgr. Dick Mace

Approve Minutes of December 7, 2004

Motion: Kramer moved, second by Cummings, to approve the minutes of 12/7/04. **Motion carried 5 – 0.**

Consider Proposed Ordinance: 159-O-098 Approve Land Use Permit to Wisconsin Electric Power Company for the Construction and Maintenance of an Underground Electric Power Line

Kavemeier explained the ordinance, which grants WE Energies a Land Use Permit to construct and maintain an 830 +/- linear feet long by 10 feet wide easement for the installation and maintenance of an underground electric power line in the City of New Berlin. Waukesha County shall be paid the normal Land Use Permit Fee of \$880.

Motion: Kramer moved, second by Klein, to approve Ordinance 159-O-098. **Motion carried 5 -0.**

Consider Proposed Ordinance: 159-O-096 Amend the District Zoning Map of the Town of Waukesha Zoning Ordinance by Rezoning Certain Lands Located in Part of the SE ¼ of the SE ¼ of Section 23, T6N, R19E, Town of Waukesha, from the R-1 Residential District to the P-I Public and Institutional and C-1 Conservancy Districts (ZT-1558)

Mader pointed out that the county ordinance doesn't specifically refer to the two conditions that the Town of Waukesha had. In addition, the Town of Waukesha ordinance does not make specific reference to those conditions either. There is only an attachment. Mace said this was an oversight by the Town of Waukesha, and the conditions should be included in the ordinance. He said he was expecting the revisions from the Town in the mail today. Jaske and Cummings said they both would like to see the revised ordinance before action is taken.

Motion: Kramer moved, second by Cummings, to table Ordinance 159-O-096 until everything gets straightened out (signature page corrected and 2 conditions included). **Motion carried 7 – 0.**

Consider Proposed Ordinance: 159-O-095 Amend the Waukesha County Shoreland and Floodland Protection Ordinance to Update Portions of the Town of Ottawa Zoning District Map Under the Jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance in Order to Implement a Hydraulic Analysis (Flood Study) Conducted in Conjunction with the Development of Nature's Retreat Subdivision Resulting in Zoning District Changes (SZ-1552)

Mace explained the ordinance, which will update certain portions of the Town of Ottawa Zoning District Map under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance in order to implement a hydraulic analysis (flood study) conducted in conjunction with the development of Nature's Retreat Subdivision. The zoning districts affected in portions of this area are: C-1 Conservancy (floodplain), EC Environmental Corridor District, R-1 Residential District and RRD-5 Rural Residential Density District 5. The new floodplain boundaries will be utilized on lands throughout this reach of the stream.

To Mader's question as to who initiated the study, who paid for the study, etc., Mace said the Town Board asked that the study be done in response to the subdivision going in and the subdivider paid for it. Both the DNR and SEWRPC reviewed it. The Planning and Zoning staff is recommending approval. Since these changes are required under certain sections of the Waukesha County Shoreland and Floodland Protection Ordinance and in accordance with Section 18 of said ordinance, these mapping amendments will incorporate the recent flood study approved by the WDNR and SEWRPC, and update the jurisdictional zoning maps in accordance with the most current information with regards to elevations in the form of a 2 ft. contour map. This amendment also serves to implement one of the goals of the Waukesha County Development Plan and the Town of Ottawa Master Land Use plan, which is to preserve floodplains.

Motion: Kramer moved, second by Cummings, to approve Ordinance 159-O-095. **Motion carried 7 – 0.**

Consider Proposed Ordinance: 159-O-097 Amend the Town of Vernon District Zoning Map of the Waukesha County Zoning Code for the Town of Vernon by Conditionally Rezoning Certain Lands Located in Part of the SE ¼ of the NE ¼ of Section 18, T5N, R19E, Town of Vernon, from the A-5 Mini-Farm District to the A-2 Rural Home District (CZ-1551)

Mace summarized the ordinance, which amends property in the Town of Vernon containing 13.01 acres. The property would be divided, by Certified Survey Map, into a 9.68 acre parcel and a 3.33 acre parcel. A new single-family residence would be constructed on the larger lot, while the smaller lot would contain the existing residence and outbuildings. Mace said the staff is recommending approval, subject to the conditions (5) recommended by the Town of Vernon Plan Commission and the Vernon Town Board, as outlined in the ordinance and staff recommendation.

Motion: Kramer moved, second by Cummings, to approve Ordinance 159-O-097. **Motion carried 7 – 0.**

Motion to adjourn: Kramer moved, second by Cummings, to adjourn the meeting at 9:40 a.m. Motion carried 7 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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